



20 Union Street | Montrose | DD10 9PY

Offers Around £35,000

T. DUNCAN & CO.

Solicitors • Estate Agent

- Ground Floor Apartment
- Kitchen/Sitting Room
- Double Bedroom
- Shower Room
- Double Glazing
- EPC F



Lounge/Bedroom: Approx. 3m x 4.7m. Double glazed window looking to rear. Shelved alcove.

Kitchen/Dining:- Approx. 3.5m(at widest) x 3.6m. Fitted with base and high level storage units with integral electric oven, hob and extractor hood. Plumbed for automatic washing machine. Double Glazed window looking to front. Storage cupboard housing the hot water tank. Storage heater.

Shower Room: Approx. 3.2m x 2.6m. Three piece white suite incorporating WC, wash hand basin and shower cubicle with electric Bristan shower.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error or omission on the drawings. The floor plan is provided as a guide only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown hereon are not tested and no guarantee is to be made as to their condition or efficiency.

Services: Electric Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8HJ

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

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